

0.4 MITIGATION MONITORING AND REPORTING PROGRAM

0.4.1 Purpose

The purpose of this Mitigation Monitoring and Reporting Program (MMRP) is to ensure that the 111 Calexico Place Specific Plan implements environmental mitigation, as required by the Final Environmental Impact Report (EIR) for the 111 Calexico Place Specific Plan. Those mitigation measures have been integrated into this MMRP. Mitigation measures for the project will be adopted and monitored by the City of Calexico, in conjunction with the certification of the EIR. The MMRP provides a mechanism for monitoring the mitigation measures in compliance with the EIR, and general guidelines for the use and implementation of the monitoring program are described below.

This MMRP is written in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. PRC Section 21081.6 requires the Lead Agency, for each project that is subject to CEQA, to monitor performance of the mitigation measures included in any environmental document to ensure that implementation does, in fact, take place. The City of Calexico is the designated Lead Agency for the MMRP. The Lead Agency is responsible for review of all monitoring reports, enforcement actions, and document disposition. The Lead Agency will rely on information provided by a monitor as accurate and up to date and will field check mitigation measure status as required.

0.4.2 Format

Mitigation measures applicable to the project include providing improvements to reduced project-related significant impacts, avoiding certain impacts altogether and/or minimizing impacts by limiting the degree or magnitude of the action and its implementation. Within this document, approved mitigation measures are organized and referenced by subject category. The subject categories include: (1) land use; (2) aesthetics; (3) transportation/circulation; (4) air quality; (5) noise; (6) biological resources; (7) cultural resources; (8) hydrology and water quality; (9) hazardous materials/public safety; (10) public services; (11) utilities and service systems; (12) geology/soils; (13) cumulative impacts. The following items are identified for each mitigation measure:

- Mitigation measure number
- Mitigation measure (text)
- Implementation Action
- Monitoring Method
- Responsible Monitoring Party
- Monitoring Phase
- Verification/Approval Party
- Mitigation Measure Implemented? (Y/N and date)
- Documentation Location (Monitoring Record)

0.4.3 How to Use MMRP

The 111 Callexico Place Specific Plan EIR identifies a number of mitigation measures to reduce significant environmental impacts. Some of the mitigation measures must be implemented prior to construction or during certain phases of the development. Other mitigation measures will be implemented prior to project completion. As a result, the implementation schedule for each measure varies as described in the following MMRP table.

111 CALEXICO PLACE SPECIFIC PLAN MITIGATION, MONITORING, AND REPORTING PROGRAM CHECKLIST

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
|---|---|--|--|--|--|--|--|--|
| Land Use | | | | | | | | |
| MM LU1 | As a condition of approval, the project applicant as part of the design of the project shall include water conservation measures such as the following: <ul style="list-style-type: none"> • Install water-conserving fixtures and appliances; • Use primarily drought-tolerant and/or native plants for landscaping; • Use automatic irrigation systems; and, • Drip irrigation shall be used where feasible. | Implementation of water conservation measures per the recommendations in this mitigation measure. | Construction plan check; Site inspections | City Engineer | Plan approval prior to issuance of building permit; construction approval prior to occupancy | City Engineer | _____ | Development Services Department |
| MM LU2 | As a condition of approval, the project applicant shall participate in and be consistent with the existing City-wide recycling program, through Allied Waste. The program has been set up to achieve 50 percent solid waste diversion goal as set forth by the California Integrated Waste Management Board. | Project shall comply with City-wide recycling program. | Plan Check Review | Utilities Services Director | Plan approval prior to issuance of building permit; construction approval prior to occupancy | Utilities Services Director | _____ | Utilities Services Department |
| Transportation/Circulation | | | | | | | | |
| Existing Plus Casino Phase Intersections: | | | | | | | | |
| MM T1 | Jasper Road/SR-111: Prior to the opening for business of any portion of the Casino Phase of the proposed project, the project applicant shall complete construction of an additional eastbound left turn lane. | Prepare PS&E and Construct Improvements | Plan Check and Inspection | Development Services Department – Engineering Division | Casino Phase - Prior to Certificate Of Occupancy (CO) of any business and/or recording of any Final Map. | Development Services Department – Engineering Division | _____ | Development Services Department |
| Existing Plus Casino and Phase 1 Roadway Segments: | | | | | | | | |
| MM T2 | Dogwood Road: I-8 to McCabe Road: Prior to the opening for business of any portion of Phase 1 of the proposed project (assuming Casino Plaza buildout is complete), the project applicant shall complete construction of a four lane major roadway and all related roadway and infrastructure improvements in accordance with the specifications of the County of Imperial. | I-8 to Dannenberg was part of the IV Mail Improvement and has completed four (4) lanes of roadway and traffic signals installation. The remainder should be determined as a fair share | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Phase 1 - Prior to Certificate Of Occupancy (CO) of any business and/or | Development Services Department – Engineering Division | _____ | Development Services Department |

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| MM T3 | Dogwood Road: McCabe to Heber Road: Prior to the opening for business of any portion of Phase 1 of the proposed project (assuming Casino Plaza buildout is complete), the project applicant shall complete construction of a four lane major roadway and all related roadway and infrastructure improvements in accordance with the specifications of the County of Imperial. | contribution base on cost per ADT or percentage of generated traffic from this project. See MMT2 and comply with requirement. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Phase 1 - Prior to Certificate Of Occupancy (CO) of any business and/or | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM T4 | Dogwood Road: Heber to Jasper Road: Prior to the opening for business of any portion of Phase 1 of the proposed project (assuming Casino Plaza buildout is complete), the project applicant shall complete construction of a four lane major roadway and all related roadway and infrastructure improvements in accordance with the specifications of the County of Imperial. | See MMT2 and comply with requirement. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Phase 1 - Prior to Certificate Of Occupancy (CO) of any business and/or | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM T5 | Jasper Road: Sunset Boulevard to SR-111: Prior to the opening for business of any portion of Phase 1 of the proposed project (assuming Casino Plaza buildout is complete), the project applicant shall complete construction of a four lane major roadway and all related roadway and infrastructure improvements in accordance with the specifications of the City of Calexico. Jasper Road: SR-111 to Bowker Road: and one-half mile east of Bowker Road: Payment of fairshare contributions as identified in Table 5-17 in segments. | Prepare PS&E and Construct Improvements, or participate in the Jasper-Kloke Benefit Assessment District with the roadway and utilities improvement | Plan Check and Inspection | Development Services Department – Engineering Division | Phase 1 - Prior to Certificate Of Occupancy (CO) of any business and/or | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM T6 | Dogwood/McCabe(North/South): Prior to the opening for business of any portion of Phase 1, the project applicant shall realign McCabe Road at Dogwood Road and install an additional traffic signal. | This intersection involves the R/R realignment and will be part of the County TIP. See MMT2 and comply with requirement. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Phase 1 | Development Services Department – Engineering Division | _____ | Development Services Department |

Intersections:

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| MM T7 | Dogwood Road/Wiloughby: Prior to the opening for business of any portion of Phase 1, the project applicant shall complete installation of an additional traffic signal, realign onto the Jasper Road realignment, and add a southbound left turn lane. | Prepare PS&E and Construct Improvements. | Plan Check and Inspection | Development Services Department – Engineering Division | Phase 1 | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM T8 | Jasper Road/Scarani Road: Prior to the opening for business of any portion of Phase 1, the project applicant shall complete installation of an additional traffic signal and westbound left/northbound right lane. This intersection shall be realigned with development of the proposed project. | Prepare PS&E and Construct Improvements | Plan Check and Inspection | Development Services Department – Engineering Division | Phase 1-Prior to Certificate Of Occupancy (CO) of any business and/or recording of any Final Map. | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM T9 | Jasper Road/SR-111: Prior to the opening for business of any portion of Phase 1, the project applicant shall complete installation of additional traffic lanes, including east/west through lanes, left turn lanes, a northbound left turn lane, and southbound right turn lane. | Prepare PS&E and Construct Improvements | Plan Check and Inspection | Development Services Department – Engineering Division | Phase 1-Prior to Certificate Of Occupancy (CO) of any business and/or recording of any Final Map. | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM T10 | Dogwood Road/Cole Road: Prior to the opening of any portion of Phase 1, the project applicant shall complete installation of an additional traffic signal. | Prepare PS&E and Construct Improvements, or pay fair share cost (50%) whichever is first. | Plan Check and Inspection | Development Services Department – Engineering Division | Phase 1-Prior to Certificate Of Occupancy (CO) of any business and/or recording of any Final Map. | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM T11 | Transportation Demand Management: In addition to the measures described above, 90 days prior to occupancy of any phased development of the project, the Applicant shall prepare and submit a Transportation Demand Management Plan for review and approval by the City of Calexico. The plan, at the minimum shall include and describe the following: how transit services will be provided to the project site; plans for private shuttle/bus service to and from the casino; measures to reduce employee trips to the site such as employee ride sharing programs and transit ridership incentives; and, detail how the applicant supports bicycle access to/from the project site. | Prepare TDMP Report-Payment of Fee Deposit to City for preparation of report. | Plan Check and Approval or payment of fee deposit to City for preparation of report. | Development Services Department – Engineering Division | Phase 1 – 90 days prior to any Certificate of Occupancy (CO) and/or recording of any Final Map. | Development Services Department – Engineering Division | _____ | Development Services Department |

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| Air Quality | | | | | | | | |
| MM AQ1 | <p>Dust Control <i>Standard Mitigation Measures</i> All disturbed areas, including Bulk Material storage which is not being actively utilized, shall be effectively stabilized and visible emissions shall be limited to no greater than 20 percent opacity for dust emissions by using water, chemical stabilizers, dust suppressants, tarps or other suitable material such as vegetative ground cover.</p> <p>All on site and off site paved roads will be effectively stabilized and visible emissions shall be limited to no greater than 20 percent opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.</p> <p>All unpaved traffic areas one (1) acre or more with 75 or more average vehicle trips per day will be effectively stabilized and visible emission shall be limited to no greater than 20 percent opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.</p> <p>The transport of Bulk Materials shall be completely covered unless six inches of freeboard space from the top of the container is maintained with no spillage and loss of Bulk Material. In addition, the cargo compartment of all Haul Trucks is to be cleaned and/or washed at delivery site after removal of Bulk Material.</p> <p>All Track-Out or Carry-Out will be cleaned at the end of each workday or immediately when mud or dirt extends a cumulative distance of 50 linear feet or more onto a paved road within an urban area.</p> <p>Movement of Bulk Material handling or transfer shall be stabilized prior to handling or at points of transfer with application of sufficient water, chemical stabilizers or by sheltering or enclosing the operation and transfer line.</p> | Project applicant shall coordinate with ICAPCD prior to issuance of buildings permit. | Provision of documentation for mitigation implementation to offset excess construction emissions. | Planning Manager | Prior to issuance of building permits | Planning Manager | _____ | Development Services Department |

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| | <p>The construction of any new Unpaved Road is prohibited within any area with a population of 500 or more unless the road meets the definition of a Temporary Unpaved Road. Any temporary unpaved road shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emission by paving, chemical stabilizers, dust suppressants and/or watering.</p> <p><u>Discretionary Mitigation Measures</u></p> <ul style="list-style-type: none"> • Water exposed surfaces and unpaved haul routes at least three times daily. • Cover all stockpiles with tarps when left unattended for more than 72 hours. • Reduce speed on unpaved roads and haul routes to less than 15 mph. • Develop a trip reduction plan to achieve a 1.5 AVR for construction employees. • Implement a shuttle service to and from retail services and food establishments during lunch hours. <p>Construction Equipment Emissions Mitigation (these measures are mutually exclusive)</p> <ul style="list-style-type: none"> • Use of alternative fueled or catalyst equipped diesel construction equipment including all off-road portable diesel powered equipment. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes as a maximum. • Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use. • Replace fossil fueled equipment with electrically driven equipment where feasible (provided they are not run via a portable generator set). • Require 90-day low-NOx tune-ups for off-road equipment. • Require use of Tier 3-rated engines for scrapers and dozers used in grading if locally available. • Require installation of soot filters on all diesel equipment > 100 HP. | | | | | | | |

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| | <ul style="list-style-type: none"> • Curtail construction activities during periods of high ambient pollution levels upon the advice of the ICAPCD. Off-Site Impacts <ul style="list-style-type: none"> • Encourage car pooling for construction workers. • Limit lane closures to off-peak travel periods. • Park construction vehicles off traveled roadways. • Implement a shuttle service during lunch hours, or allow food service trucks on construction sites. • Encourage receipt of construction materials during non-peak traffic hours. • Sandbag construction sites for erosion control. | | | | | | | |
| MM AQ2 | Painting and Coating Pre-coated building materials and high-pressure, low-volume (HPLV) paint applicators shall be used for painting and coating of all buildings within the project site. | Review the plans and specifications to ensure compliance with this mitigation measure. | Monitoring of construction, to ensure that project plans and specifications are followed | Building Inspector and Project Architect | Prior to and during construction | Building Inspector | _____ | Development Services Department |
| MM AQ3 | Standard Site Design Measures <ul style="list-style-type: none"> • Provide on-site bicycle lockers and/or racks. • Provide on-site eating, refrigeration and food vending facilities to reduce lunchtime trips. • Provide shower and locker facilities to encourage employees to bike and/or walk to work. • Provide for paving a minimum of 100 feet from the property line for commercial driveways that access County paved roads as per County Standard Commercial Driveway Detail 410B. Discretionary Mitigation Measures (where feasible) <ul style="list-style-type: none"> • Increase street tree planting. • Plant shade trees in parking lots to reduce evaporative emissions from parked vehicles. • Increase number of bicycles routes/lanes. | Project applicant shall coordinate with ICAPCD prior to issuance of buildings permit. | Provision of documentation for mitigation implementation to offset excess operational emissions. | Planning Manager/Building Inspector | Prior to issuance of building permits | Planning Manager/Building Inspector | _____ | Development Services Department |

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| | <ul style="list-style-type: none"> If the project is located on an established transit route, improve public transit accessibility by providing transit turnouts with direct pedestrian access to protect or improve transit stop amenities. For bus service within a mile of the project provide bus stop improvements such as shelters, route information, benches and lighting. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment. Provide pedestrian signalization and signage to improve pedestrian safety. Synchronize traffic lights on streets impacted by development. <p><i>Discretionary Energy Efficiency Measures (where feasible)</i></p> <ul style="list-style-type: none"> Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star rating to reduce summer cooling needs. Use built-in energy efficient appliances, where applicable. Use double-paned windows. Use low energy parking lot and street lights (i.e. sodium). Use energy efficient interior lighting. Use low energy traffic signals. Install door sweeps and weather stripping if more efficient doors and windows are not available. Install high efficiency gas/electric space heating. | | | | | | | |
| MM AQ4 | <p>Prior to the issuance of a building permit, the project applicant shall comply with ICAPCD Rule 310 by paying an in lieu fee, in an amount determined by the applicable rates under Rule 310(D) in effect at the time of final payment and estimated to be approximately one million dollars (exact amount to be determined by the ICAPCD), to the ICAPCD to offset NO_x and CO emissions. The in lieu fee shall provide for off-site improvements to</p> | Project applicant shall coordinate with ICAPCD prior to issuance of building permit. | Provision of documentation verifying agreement for in lieu fee payment or mitigation implementation to offset excess operational emissions. | Planning Manager/Building Inspector | Prior to issuance of building permits | Planning Manager/Building Inspector | | Development Services Department |

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| | <p>Improve the overall air quality in the Imperial Valley. Pursuant to Rule 310(E), the ICAPCD is responsible for identifying and selecting the off-site improvements to be funded by the in lieu fee. Such off-site improvements may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Retrofit existing homes in the project area with energy-efficient devices. • Retrofit existing businesses in the project area with energy-efficient devices. • Fund a program to buy and scrap older, higher emission passenger and heavy-duty vehicles. • Replace/repower transit buses. • Replace/repower heavy-duty diesel school vehicles (i.e., bus, passenger or maintenance vehicles). • Fund an electric lawn and garden equipment exchange program. • Retrofit or repower heavy-duty construction equipment, or on-road vehicles. • Repower or contribute to funding clean diesel locomotive main or auxiliary engines. • Install bicycle racks on transit buses. • Purchase particulate filters or oxidation catalysts for local school buses, transit buses or construction fleets. • Install or contribute to funding alternative fueling infrastructure (i.e. fueling stations for CNG, LPG, conduction and inductive electric vehicle charging, etc.). • Fund expansion of existing transit services. • Fund public transit bus shelters. • Subsidize vanpool programs. • Subsidize transportation alternative incentive programs. • Contribute to funding of new bike lanes. • Install bicycle storage facilities. • Provide assistance in the implementation of projects that are identified in a city of county Bicycle Master Plan. | | | | | | | |

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| MM AQ5 | <p>The following mitigation recommendations shall be implemented to the extent feasible to reduce the cumulative GHG emission impact of the proposed project:</p> <p><u>Land Use and Transportation</u></p> <ul style="list-style-type: none"> Integrate project development and retail amenities (services and shopping opportunities) to minimize out-of-project travel in order to help reduce vehicle miles traveled resulting from discretionary automobile trips. Apply advanced technology systems and management strategies to improve operational efficiency of transportation systems and movement of people goods and services. Incorporate features into project design that would accommodate the supply of frequent, reliable and convenient public transit. Implement street improvements that are designed to relieve pressure on the most congested roadways and intersections. Limit idling time for commercial vehicles, including delivery and construction vehicles. <p><u>Energy Conservation</u></p> <ul style="list-style-type: none"> Recognize and promote energy savings measures beyond Title 24 requirements for commercial projects. Where feasible, include in new buildings facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity sources. Replace traffic lights, street lights, and other electrical uses to energy efficient bulbs and appliances. Construct non-residential buildings to meet LEED (Leadership in Energy and Environmental Design) Silver Certification where possible. Maximize use of low pressure sodium and/or fluorescent lighting. | Review the plans and specifications to ensure compliance with this mitigation measure. | Monitoring of construction, to ensure that project plans and specifications are followed. | Planning Manager and Project Architect | Prior to and during construction | Planning Manager | | Development Services Department |

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| | <ul style="list-style-type: none"> Require acquisition of new appliances and equipment to meet Energy Star certification. <p><u>Urban Forestry</u></p> <ul style="list-style-type: none"> Plant trees or vegetation to shade buildings and thus reduce heating/cooling demand. Select landscaping that is fast-growing while minimizing water demand to sequester carbon while reducing electrical loads associated with regional water transportation. <p><u>Programs to Reduce Solid Waste</u></p> <ul style="list-style-type: none"> Create incentives to increase recycling and reduce generation of solid waste by commercial and office users. Participate in green waste collection and recycling programs for landscape maintenance. | | | | | | | |
| Noise | | | | | | | | |
| MM N1 | Recreational space for on-site hotel units must either be located 80 feet from the Scaroni Road centerline or must be noise protected (e.g., eight-foot high solid glass walls or block walls around any proposed patio or outside feature) to ensure the exterior 65 dB CNEL threshold is met. | Review the plans and specifications to ensure compliance with this mitigation measure. | Monitoring of construction, to ensure that project plans and specifications are followed. | Planning Manager/Building Inspector/Project Architect | Prior to and during construction | Planning Manager/Building Inspector | _____ | Development Services Department |
| MM N2 | If during the design process of the proposed project, an outside feature is proposed on the site that is within 80 feet from the roadway centerline of Scaroni Road or within 50 feet from the centerline of SR-111, noise protection features (e.g., eight-foot high solid glass walls or block walls around any proposed patio or outside feature) shall be incorporated into the design of the project. Incorporating noise protection features should achieve a maximum of 70 dB CNEL. | Review the plans and specifications to ensure compliance with this mitigation measure. | Monitoring of construction, to ensure that project plans and specifications are followed. | Planning Manager/Building Inspector/Project Architect | Prior to and during construction | Planning Manager | _____ | Development Services Department |
| MM N3 | Hotel building plans shall document that any proposed common wall assemblies ("party walls") have a sound test rating of STC=50 or higher. For multi-story development, the floor/ceiling separation between units shall have a sound test rating of STC=50 or higher, and an impact | Review the plans and specifications to ensure compliance with this mitigation measure. | Monitoring of construction, to ensure that project plans and specifications are followed. | Building Inspector and Project Architect | Prior to and during construction | Building Inspector | _____ | Development Services Department |

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| | isolation class (IIC) of 50 or higher as required by the Building Code. Any penetrations of sound-related assemblies shall be sound protected with resilient isolation devices or special acoustic wraps and sealing compounds to maintain the acoustical integrity of the assemblies. | | | | | | | |
| Biological Resources | | | | | | | | |
| MM B1 | A pre-construction focused survey for the western burrowing owl shall be conducted, pursuant to CDFG protocols, within seven days of the start of construction to ensure no portion of the project footprint is being utilized by western burrowing owls. The survey shall be conducted by an experienced and qualified biologist. | Qualified biologist shall survey for burrowing owls prior to project construction. | Summary pre-construction survey shall be submitted to the Callexico Planning Department Planning Manager | Planning Manager | Prior to issuance of grading permit | Planning Manager | | Development Services Department |
| MM B2 | Should any owls be identified during the pre-construction survey, CDFG shall be contacted and consulted with before construction can begin. The Lead Agency in this case, the City of Callexico, in consultation with CDFG, will determine which of the following mitigation options will be used. <i>Option 1: Impact Avoidance</i> If avoidance is the preferred method of dealing with potential project impacts, then no disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31. Avoidance also requires that a minimum of 6.5 acres of foraging habitat be permanently preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird. The configuration of the protected habitat should be approved by the CDFG. <i>Option 2: Disturbance to Foraging Habitat and Destruction of Burrows</i> When the loss of foraging and burrow habitat and/or the destruction of occupied burrows is unavoidable the | If pre-construction survey identifies burrowing owls onsite, City Planning Manager shall consult with CDFG to determine mitigation option. Mitigation option shall be placed on plan documents | Plan Check Review/Site Inspection | Planning Manager | Prior to issuance of grading permit | Planning Manager | | Development Services Department |

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| | <p>following shall be implemented.</p> <p>Based on the result of the preconstruction survey, if western burrowing owls are present on the project site and construction occurs during the avian nesting season (February 1 to August 31), a 75-meter (250-foot) "no construction" buffer between on-site construction and peripheral nesting western burrowing owl pairs is required. Prior to the commencement of any earth moving activities, any on-site burrows shall be evaluated, and deemed unoccupied, by an experienced western burrowing owl biologist. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the CDFG verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <p>Outside of the breeding season and in consultation with the CDFG, disturbance to foraging habitat shall be mitigated at a minimum of 6.5 acres of foraging habitat per pair or unpaired resident bird on permanently protected land. In addition, destruction of occupied burrows shall be mitigated through the enhancement (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on a protected land site. If owls must be moved away from the disturbance area, passive relocation techniques as described in the CDFG 1995 Staff Report on Burrowing Owls should be used rather than trapping. CDFG is currently allowing "passive relocation" until such time as mitigation land banks or approved conservation banks are dedicated. In addition, the CDFG is allowing detention basins to be used as a location for foraging habitat and placement of artificial burrows. The applicant will mitigate western burrowing owl impacts in the proposed detention</p> | | | | | | | |

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| | basins on-site or as otherwise negotiated with CDFG. In consultation with the CDFG, the Lead Agency, in this case the City of Calexico, will make the final determination on which mitigation measures will be complied with pursuant to the CDFG 1995 Staff Report on Burrowing Owls should any owls be identified during the pre-construction survey. These options include passive relocation and/or establishing or paying into an approved mitigation bank. Should a mitigation bank be established, 6.5 acres would be needed to compensate for the loss of each pair of individual owl. | | | | | | | |
| MM B3 | The removal of potential nesting vegetation supporting migratory birds shall be avoided, to the maximum extent feasible, during the avian nesting season (February 1 to August 31). If vegetation removal must occur during the breeding season, a qualified biologist shall conduct a migratory nesting bird survey to ensure that vegetation removal would not impact any active nests. Surveys shall be conducted no more than three days prior to vegetation removal. If active nests are identified during the surveys, the nesting vegetation shall be avoided until the nesting event has completed and the juveniles can survive independently from the nest. The biologist shall flag the nesting vegetation and establish an adequate buffer around the nesting vegetation. The qualified biologist, in consultation with CDFG, will determine if removal of potential nesting vegetation is avoided to the maximum extent feasible. Clearing/grading shall not occur within the buffer until the nesting event has been completed. | Qualified biologist shall survey migratory birds and flag any areas on the site that shall be avoided until the nesting season has passed. | Summary of nesting bird survey shall be submitted to the City Planning Department Planning Manager | Planning Manager | Prior to issuance of grading permit | Planning Manager | _____ | Development Services Department |
| MM B4 | If initial construction activities (vegetation removal, site grading) are scheduled to occur between December 1 and January 31, a presence/absence survey for mountain plover shall be conducted seven days before construction is to commence. If the mountain plover is identified on the site, a monitoring biologist shall direct all construction activities 250 feet away from | Qualified biologist shall survey for mountain plover if vegetation removal or site grading is proposed during December 1 and January 31. | Summary of mountain plover survey shall be submitted to the City Planning Department Planning Manager | Planning Manager | Prior to issuance of grading permit | Planning Manager | _____ | Development Services Department |

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| | the areas being used by any plover until the plover have vacated the site. The biologist shall be one site daily to ensure that construction avoids the plover. Results of the survey and construction monitoring shall be submitted to the Director of Development Services and U.S. Fish and Wildlife Service. | | | | | | | |
| MM B5 | Activities, including staging areas, equipment access, and disposal of temporary placement of excess fill, shall be prohibited within drainages outside of the identified construction area. Runoff from project-related hardscape surfaces shall be retained onsite, and no discharge of contaminated materials shall be directed into offsite areas pursuant to storm water pollution prevention measures. | Note shall be placed on all construction plans (e.g. grading, landscaping, and other improvement plans) identifying mitigation measure. | Plan Check Review/Site Inspection | City Engineer | Prior to issuance of grading permit and during project construction | City Engineer | _____ | Development Services Department |
| Cultural Resources | | | | | | | | |
| MM CR1 | <p>Archaeological Resources and Human Remains</p> <p>I. Prior to Permit Issuance</p> <p>A. Entitlements Plan Check</p> <p>1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the City of Calexico shall verify that the requirements for archaeological monitoring and Native American monitoring have been noted on the appropriate construction documents.</p> <p>B. Letters of Qualification have been submitted to ADD</p> <p>1. The applicant shall submit a letter of verification to the City of Calexico identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program. If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.</p> | Applicant to retain the services of a qualified archaeologist. | Planning Manager shall verify the requirement for archaeological monitoring is noted on all construction documents. | Planning Manager | Prior to, during, and post-construction | Planning Manager | _____ | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | <p>2. The City of Calexico will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.</p> <p>3. Prior to the start of work, the applicant must obtain approval from the City of Calexico for any personnel changes associated with the monitoring program.</p> <p>II. Prior to Start of Construction</p> <p>A. Verification of Records Search</p> <p>1. The PI shall provide verification to the City of Calexico that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.</p> <p>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.</p> <p>3. The PI may submit a detailed letter to the City of Calexico requesting a reduction to the 1/4 mile radius.</p> <p>B. PI Shall Attend Precon Meetings</p> <p>1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and the City of Calexico. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.</p> <p>a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City of Calexico, the</p> | | | | | | | |

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| | <p>PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Identify Areas to be Monitored</p> <p>a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to the City of Calexico identifying the areas to be monitored including the delineation of grading/excavation limits.</p> <p>b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).</p> <p>3. When Monitoring Will Occur</p> <p>a. Prior to the start of any work, the PI shall also submit a construction schedule to the City of Calexico through the RE indicating when and where monitoring will occur.</p> <p>b. The PI may submit a detailed letter to the City of Calexico prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.</p> <p>III. During Construction</p> <p>A. Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <p>1. The Archaeological Monitor shall be present full-time during grading/excavation/ trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the</p> | | | | | | | |

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| | <p>extent of their presence during construction related activities based on the AME and provide that information to the PI and the City of Calexico. The Construction Manager is responsible for notifying the RE, PI, and the City of Calexico of changes to any construction activities.</p> <p>2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to the City of Calexico.</p> <p>3. The PI may submit a detailed letter to the City of Calexico during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.</p> <p>B. Discovery Notification Process</p> <p>1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert ground disturbing activities in the area of discovery and immediately notify the RE or BI, as appropriate.</p> <p>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.</p> <p>3. The PI shall immediately notify the City of Calexico by phone of the discovery, and shall also submit written documentation to the City of Calexico within 24 hours by fax or email with photos of the resource in context, if possible.</p> <p>C. Determination of Significance</p> <p>1. The PI and Native American monitor shall evaluate the significance of the</p> | | | | | | | |

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| | <p>resource. If Human Remains are involved, follow protocol in Section IV below.</p> <p>a. The PI shall immediately notify the City of Calexico by phone to discuss significance determination and shall also submit a letter to the City of Calexico indicating whether additional mitigation is required.</p> <p>b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the City of Calexico. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.</p> <p>c. If resource is not significant, the PI shall submit a letter to the City of Calexico indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.</p> <p>IV. Discovery of Human Remains</p> <p>If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:</p> <p>A. Notification</p> <ol style="list-style-type: none"> 1. Archaeological Monitor shall notify the RE or BI as appropriate, the City of Calexico, and the PI, if the Monitor is not qualified as a PI. 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone. <p>B. Isolate discovery site</p> <ol style="list-style-type: none"> 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with | | | | | | | |

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| | <p>the PI concerning the provenience of the remains.</p> <p>2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.</p> <p>3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.</p> <p>C.If Human Remains ARE determined to be Native American</p> <p>1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.</p> <p>2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.</p> <p>3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.</p> <p>4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.</p> <p>5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:</p> <p>a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR:</p> <p>b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.</p> | | | | | | | |

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| | <p>c. In order to protect these sites, the Landowner shall do one or more of the following:</p> <p>(1) Record the site with the NAHC;</p> <p>(2) Record an open space or conservation easement on the site;</p> <p>(3) Record a document with the County.</p> <p>d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.</p> <p>D. If Human Remains are NOT Native American</p> <p>1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.</p> <p>2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).</p> <p>3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Imperial Valley College Desert Museum for analysis. The decision for interment of the human remains shall be made in consultation with the City of Calexico, the applicant/landowner and the Imperial Valley College Desert Museum.</p> | | | | | | | |

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| | <p>V. Night and/or Weekend Work</p> <p>A. If night and/or weekend work is included in the contract</p> <ol style="list-style-type: none"> When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-con meeting. The following procedures shall be followed. <ol style="list-style-type: none"> No Discoveries In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to the City of Calexico via fax by 8AM of the next business day. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed. The PI shall immediately contact the City of Calexico, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made. <p>B. If night and/or weekend work becomes necessary during the course of construction</p> <ol style="list-style-type: none"> The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. The RE, or BI, as appropriate, shall notify the City of Calexico immediately. <p>C. All other procedures described above shall apply, as appropriate.</p> | | | | | | | |

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| | <p>VI. Post Construction</p> <p>A. Preparation and Submittal of Draft Monitoring Report</p> <p>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to the City of Calexico for review and approval within 90 days following the completion of monitoring.</p> <p>a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.</p> <p>b. Recording Sites with State of California Department of Parks and Recreation. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program and submitting of such forms to the South Eastern Information Center with the Final Monitoring Report.</p> <p>2. The City of Calexico shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</p> <p>3. The PI shall submit revised Draft Monitoring Report to the City of Calexico for approval.</p> <p>4. The City of Calexico shall provide written verification to the PI of the approved report.</p> <p>5. The City of Calexico shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</p> <p>B. Handling of Artifacts</p> <p>1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued</p> | | | | | | | |

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| | <p>2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.</p> <p>3. The cost for curation is the responsibility of the property owner.</p> <p>C. Curation of artifacts: Accession Agreement and Acceptance Verification</p> <p>1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with the City of Calexico and the Native American representative, as applicable.</p> <p>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and the City of Calexico.</p> <p>D. Final Monitoring Report(s)</p> <p>1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to the City of Calexico (even if negative), within 90 days after notification from the City of Calexico that the draft report has been approved.</p> <p>2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from the City of Calexico which includes the Acceptance Verification from the curation institution.</p> | | | | | | | |
| MM CR2 | <p>Paleontological Resources</p> <p>I. Prior to Permit Issuance</p> <p>A. Entitlements Plan Check</p> <p>1. Prior to Notice to Proceed (NTP) for any construction permits, including</p> | Applicant shall retain the services of a qualified paleontologist. | Planning Manager shall verify the requirement for paleontological monitoring is noted on all construction | Planning Manager | Prior to, during, and post-construction | Planning Manager | _____ | Development Services Department |

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| | <p>but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the City of Calexico shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.</p> <p>B. Letters of Qualification have been submitted to City of Calexico</p> <p>1. The applicant shall submit a letter of verification to the City of Calexico identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program.</p> <p>2. The City of Calexico will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.</p> <p>3. Prior to the start of work, the applicant shall obtain approval from the City of Calexico for any personnel changes associated with the monitoring program.</p> <p>II. Prior to Start of Construction</p> <p>A. Verification of Records Search</p> <p>1. The PI shall provide verification to the City of Calexico that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from Imperial Valley Desert Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.</p> <p>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.</p> <p>B. PI Shall Attend Precon Meetings</p> <p>1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading</p> | | documents. | | | | | |

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| | <p>Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and City of Calexico. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.</p> <p>a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with the City of Calexico, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Identify Areas to be Monitored</p> <p>Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to the City of Calexico identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).</p> <p>3. When Monitoring Will Occur</p> <p>a. Prior to the start of any work, the PI shall also submit a construction schedule to City of Calexico through the RE indicating when and where monitoring will occur.</p> <p>b. The PI may submit a detailed letter to the City of Calexico prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.</p> | | | | | | | |

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| | <p>III. During Construction</p> <p>A. Monitor Shall be Present During Grading/Excavation/Trenching</p> <p>1. The monitor shall be present full-time during grading/excavation/ trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and the City of Calexico of changes to any construction activities.</p> <p>2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to City of Calexico.</p> <p>3. The PI may submit a detailed letter to City of Calexico during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formation soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.</p> <p>B. Discovery Notification Process</p> <p>1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.</p> <p>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.</p> <p>3. The PI shall immediately notify the City of Calexico by phone of the discovery, and shall also submit written documentation to the City of Calexico within 24 hours by fax or email with photos of the resource in context, if possible.</p> | | | | | | | |

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| | <p>C. Determination of Significance</p> <ol style="list-style-type: none"> 1. The PI shall evaluate the significance of the resource. <ol style="list-style-type: none"> a. The PI shall immediately notify the City of Calexico by phone to discuss significance determination and shall also submit a letter to the City of Calexico indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI. b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from the City of Calexico. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to the City of Calexico unless a significant resource is encountered. d. The PI shall submit a letter to the City of Calexico indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required. <p>IV. Night and/or Weekend Work</p> <p>A. If night and/or weekend work is included in the contract</p> <ol style="list-style-type: none"> 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-con meeting. 2. The following procedures shall be followed. | | | | | | | |

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| | <p>a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to the City of Calexico via fax by 8AM on the next business day.</p> <p>b. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.</p> <p>c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.</p> <p>d. The PI shall immediately contact the City of Calexico, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</p> <p>B. If night work becomes necessary during the course of construction</p> <p>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</p> <p>2. The RE, or BI, as appropriate, shall notify the City of Calexico immediately.</p> <p>C. All other procedures described above shall apply, as appropriate.</p> <p>V. Post Construction</p> <p>A. Preparation and Submittal of Draft Monitoring Report</p> <p>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative). The report shall describe the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to the City of Calexico for review and approval within 90 days</p> | | | | | | | |

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| | <p>following the completion of monitoring,</p> <p>a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.</p> <p>b. Recording Sites with the San Diego Natural History Museum The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program and submitting forms to the San Diego Natural History Museum with the Final Monitoring Report.</p> <p>2. The City of Calexico shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</p> <p>3. The PI shall submit revised Draft Monitoring Report to the City of Calexico for approval.</p> <p>4. The City of Calexico shall provide written verification to the PI of the approved report.</p> <p>5. The City of Calexico shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</p> <p>B. Handling of Fossil Remains</p> <p>1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.</p> <p>2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.</p> <p>C. Curation of fossil remains: Deed of Gift and Acceptance Verification</p> <p>1. The PI shall be responsible for ensuring that all fossil remains associated with</p> | | | | | | | |

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| | <p>the monitoring for this project are permanently curated with an appropriate institution.</p> <p>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and the City of Calexico.</p> <p>D. Final Monitoring Report(s)</p> <p>1. The PI shall submit two copies of the Final Monitoring Report to the City of Calexico (even if negative), within 90 days after notification from the City of Calexico that the draft report has been approved.</p> <p>2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from the City of Calexico which includes the Acceptance Verification from the curation institution.</p> | | | | | | | |
| Hydrology and Water Quality | | | | | | | | |
| MM HWQI | <p>Because the proposed project will disturb more than one acre of land, prior to commencement of construction activities of the proposed project, the Applicant will be required to obtain coverage under the General Construction Permit (Order No. 99-08-DWQ. In order to obtain coverage under the General Construction Permit, the project applicant shall obtain a Waste Discharge Identification Number and shall prepare an effective site-specific Storm Water Pollution Prevention Plan (SWPPP) subject to approval by the RWQCB. The SWPPP shall include construction and post-construction BMPs to the satisfaction of the RWQCB. Construction BMPs may include, but are not limited to:</p> <ul style="list-style-type: none"> • soil stabilizers, • scheduling grading during dry periods, • preservation of existing vegetation, • designated storage and vehicle areas, and/or • temporary landscaping. <p>Post-construction BMPs may include, but are not limited to:</p> | <p>Shall obtain authorization for coverage under Construction Stormwater Permit, prepare a SWPPP and include BMPs on all construction documents.</p> | <p>Authorization from the Regional Water Quality Control Board for General Construction Stormwater Permit shall be submitted to City, Construction Plan check; site inspections</p> | City Engineer | Prior to, during, and post-construction | City Engineer | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | <ul style="list-style-type: none"> • permanent landscaping, • vegetation buffer strips, • detention basins, • fossil filters • mechanical filtration devices, • dedicated open areas, and/or routine sweeping and maintenance parking areas. | | | | | | | |
| Hazardous Materials/Public Safety | | | | | | | | |
| MM HM1 | Prior to issuance of the first grading permit, site-specific geotechnical studies shall be conducted to provide detailed analysis and recommendations for dewatering activities in conformance with federal, state and local regulations, to the satisfaction of the City Director of Public Works. Effluent derived from dewatering activities shall meet discharge requirements for National Pollution Discharge Elimination System (NPDES) permitting and/or City of Calexico sewer system discharge. | A geotechnical study shall be prepared prior to grading and recommendations for dewatering activities shall be included on all construction documents. | Geotechnical study results and recommendations shall be submitted to City Engineering Department City Engineer. Construction plan check for any proposed recommendations | City Engineer | Prior to issuance of grading permit | City Engineer | | Development Services Department |
| MM HM2 | Prior to the issuance of certificates of occupancy, the developer shall consult with community agencies regarding emergency response coordination related to chlorine releases at the Heber geothermal plant, and prepare and implement an emergency response plan to be used if chlorine gas releases occur at the geothermal plant, to the satisfaction of the City of Calexico. Subsequent 111 Calexico Place property lessees shall be responsible for implementation of the emergency response plan. | Developer shall consult with community agencies and prepare a emergency response plan. | Emergency response plan shall be submitted to City Fire Department Fire Chief | Fire Chief | Prior to the issuance of certificates of occupancy | Fire Chief | | Fire Department |
| Public Services | | | | | | | | |
| MM PS1 | Prior to the issuance of any building permit, the project applicant shall pay the impact fees required for police and fire protection in accordance with City of Calexico Ordinance No. 1036. | Compute applicable fees based on City's updated fee schedule at time of application of application submitted for Final Map and/or building permit. | Plan Check submittal | Development Services Department- Building Division and Engineering Division with concurrence from Fire and Police Department. | Prior to issuance of any building permit | Development Services Department- Building Division and Engineering Division with concurrence from Fire and Police Department. | | Development Services Department |
| MM PS2 | Pursuant to the Memorandum of Understanding that exists between the Manzanita Band of the Kumeyaay Nation | Estimate applicable fees based on MOU | Based on MOU and Project Phase requirement | City Administration and City Manager | Prior to issuance of any building permit | City Administration, City Manager and Police and Fire | | City Administration |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | and the City of Calexico, the Tribe is required to provide for the costs of the design and construction of a permanent police/fire station in an amount not to exceed \$3,000,000.00, with reimbursement from the City to be given to the Tribe, of any amount that exceeds the Tribes fair share contribution for the construction of this station. Construction of the police/fire station shall be commenced at a time that permits it to be fully operational on the scheduled opening date of any temporary or permanent gaming facility to be located on the project site. The City shall equip and staff a new police/fire station on the site prior to the issuance of certificates of occupancy and/or the commencement of any operations on the project site. | and Design Requirement. | | | permit | Department | | |
| MM PS3 | Prior to the issuance of a building permit, the developer shall pay impact fees for school services in the amount required by Government Code Section 65995, et seq. and the Tribe shall pay impact fees for school services pursuant to the Memorandum of Understanding that exists between the Tribe and the City of Calexico. | Compute applicable fees based on State Regulation and /or agreement between Developer and School District. | Plan Check and Permit | Developer to initiate action with School District Development Services Department-Building Division | Prior to issuance of any building permit | School District and Development Services Department-Building Division | | Development Services Department |
| Utilities and Service Systems | | | | | | | | |
| MM PU1 | As new building permits for the proposed project and other projects in the City are submitted, the City of Calexico shall monitor remaining capacity in the water treatment plant to ensure building permits are not granted without adequate water treatment plant capacity. The City shall also confirm that the required conveyance system is in place. The City shall not approve building permits before adequate capacity is available and conveyance is in place. Prior to the issuance of a building permit for the proposed project, the project applicant shall pay a fair share fee as determined by the City of Calexico for the expansion of the treatment plant and for conveyance systems. | Compute applicable fees based on City's updated fee schedule at time of application submitted for Final Map and/or building permit. | Plan Check submittal | Development Services Department-Building Division and Engineering Division with concurrence from Utilities Department. | Prior to issuance of building permit | Department- Building Division with concurrence from Utilities Department. | | Development Services Department |
| MM PU2 | As new building permits for the proposed project and other projects in the City are submitted, the City of Calexico shall | Compute applicable fees based on City's | Plan Check submittal | Development Services Department- | Prior to issuance of building | Department- Building Division with | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | monitor remaining capacity in the wastewater treatment plant to ensure building permits are not granted without adequate wastewater treatment plant capacity. The City shall also confirm that the required conveyance system is in place. The City shall not approve building permits before adequate capacity is available and conveyance is in place. Prior to the issuance of a building permit for the proposed project, the project applicant shall pay a fair share fee as determined by the City of Calexico for the expansion of the Wastewater Treatment Plant and for conveyance systems. | updated fee schedule at time of application submitted for Final Map and/or building permit. | | Building Division and Engineering Division with concurrence from Utilities Department. | permit | concurrence from Utilities Department. | | |
| MM PU3 | Prior to issuance of the building permit, the project applicant shall pay a fair share contribution to the IID for the construction of a substation on the Mega Park project site in accordance with IID Regulation 15 for new construction fees. Prior to the opening of any business operation on the project site, this substation shall be constructed and electrical service shall be connected to this substation. However, if this substation is not constructed and ready to provide electrical service to the project prior to issuance of the first building permit for the project, no building permits shall be issued for the project until the proposed substation is completed and able to deliver electrical service to the project, or the City identifies an alternative source of electrical service for the project. Potential impacts and mitigation measures will be assessed by the City and IID at the time the new location is identified. In addition, the proposed project will be required to be consistent with IID substation policies and IID Energy Transmission Policy for construction and restrictions for use of IID energy transmission rights-of-way. In addition, the proposed project will be required to be consistent with IID substation policies and IID Energy Transmission Policy | Developer to initiate action with IID for fee calculation requirement. Compute other applicable fees based on City's updated fee schedule at time of application submitted for Final Map and/or building permit. | Plan Check submittal | IID and Development Services Department- Building Division and Engineering Division with concurrence from Utilities Department and IID. | Prior to issuance of building permit | IID and Development Services Department- Building Division and Engineering Division with concurrence from Utilities Department and IID. | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | for construction and restrictions for use of IID energy transmission rights-of-way. | | | | | | | |
| Geology/Soils | | | | | | | | |
| MM GS1 | The project shall be designed and constructed in accordance with the most recent standard California Building Code (CBC) and Uniform Building Code (UBC) building conditions. | Design recommendations shall be incorporated into final site design. | Construction plan check; Site inspections | Building Inspector | Plan approval prior to issuance of building permit; construction approval prior to occupancy | Building Inspector | _____ | Development Services Department |
| Cumulative Impacts | | | | | | | | |
| Near Term Traffic Conditions plus Casino Phase | | | | | | | | |
| Roadway Segments: | | | | | | | | |
| MM CUM1 | Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving Dogwood Road: north of I-8 to a four-lane collector, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to Dogwood Road: north of I-8, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | _____ | Development Services Department |
| MM CUM2 | Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving SR-111: south of SR-98 as an expressway. However, expressway standards are not identified as the ultimate classification of this section of SR-111. Alternative mitigation such as contribution to signal interconnect is feasible to provide better circulation through these deficient segments, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, | City to determine fee for Alternate Route via Cesar Chavez improvement. Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | _____ | Development Services Department |

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| | (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to SR-111: south of SR-98, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |
| MM CUMUL 3 | Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving Cole Road: Enterprise to SR-111 to 4-lane major standards, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to Cole Road: Enterprise to SR-111, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | | Development Services Department |
| MM CUMUL 4 | Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving the following: 1. Widening of the bridge crossing on Bowker Road over the Central Main Canal and the All American Canal. 2. Widening SR-98 from Kloke Road to Cole Road. 3. Development and implementation of a Traffic Mitigation Monitoring Program (TUMP) to monitor the operating levels of service for SR-98, SR-111, Jasper road, Cole Road, and Bowker Road as well as the cumulatively impacted | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | <p>intersections that serve the project.</p> <p>4. Development and implementation of a Master Computing Monitoring System at City Hall for synchronizing and monitoring traffic signals and progressive traffic flow on SR-98, SR-111, Jasper Road, Cole Road, and Bowker Road.</p> <p>(2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements and programs, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to those improvements identified in items # 1, #2, #3, and #4 above, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City.</p> | | | | | | | |
| MM CUMUL 5 | Intersections: | | | | | | | |
| | <p>Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving the I-8 Westbound/Dogwood Road intersection with a traffic signal, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the I-8 Westbound/Dogwood Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City.</p> | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| MM CUM 6 | Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving the I-8 Eastbound/Dogwood Road intersection with a traffic signal, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the I-8 Eastbound/Dogwood Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM CUM 7 | Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving the Dogwood Road/Heber Road intersection with a traffic signal, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the Dogwood Road/Heber Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM CUM 8 | Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving the Cole Road/Scaroni Avenue intersection with a traffic signal, (2) the City shall establish the project | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the Cole Road/Scarlett Avenue intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |
| MM CUMUL 9 | Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving the SR-111/Cole Road intersection with installation of a southbound through-lane at this intersection, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the SR-111/Cole Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM CUMUL 10 | Prior to the issuance of a building permit for any building in the Casino Phase Only, (1) the City shall determine the estimated cost of improving the SR-98/SR-111 intersection with the installation of a southbound through-lane at this intersection, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said the proposed project's contribution to the cumulative impact to the SR-98/SR-111 intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |
| Near Term Traffic Conditions plus Casino Phase and Phase 1 Roadway Segment: | | | | | | | | |
| MM CUM 11 | Prior to the issuance of a building permit for any building in the Near Term Traffic conditions plus Casino Phase and Phase 1, (1) the City shall determine the estimated cost of improving the Cole Road/Scarani Avenue intersection with a traffic signal and westbound left/westbound right turn lanes, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the Cole Road/Scarani Avenue intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | | Development Services Department |
| MM CUM 12 | Prior to the issuance of a building permit for any building in the Near Term Traffic conditions plus Casino Phase and Phase 1, (1) the City shall determine the estimated cost of improving the SR-111/Cole Road intersection with the installation of a southbound right and east/west through lane, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the SR-111/Cole Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |
| MM CUM 13 | Prior to the issuance of a building permit for any building in the Near Term Traffic conditions plus Casino Phase and Phase 1, (1) the City shall determine the estimated cost of improving the SR-98/SR-111 intersection with the installation of a southbound/northbound through lane, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the SR-98/SR-111 intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | | Development Services Department |
| Year 2015 plus Casino Phase Intersections: | | | | | | | | |
| MM CUM 14 | Prior to the issuance of a building permit for any building in the Year 2015 plus Casino Phase, (1) the City shall determine the estimated cost of improving the Jasper Road/Rockwood Road intersection with the installation of an eastbound through lane, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the Jasper Road/Rockwood Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |
| MM CUMUL 15 | Prior to the issuance of a building permit for any building in the Year 2015 plus Casino Phase, (1) the City shall determine the estimated cost of improving the Cole Road/Yourman Road (Rockwood) intersection with the installation of a southbound left (dual) lane, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the Cole Road/Yourman Road (Rockwood) intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | | Development Services Department |
| MM CUMUL 16 | Prior to the issuance of a building permit for any building in the Year 2015 plus Casino Phase, (1) the City shall determine the estimated cost of improving the SR-98/SR-111 intersection with the installation of north/south through lanes and east/west through lanes, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| Year 2015 plus Total Project (All Phases) | | | | | | | | |
| Roadway Segments | | | | | | | | |
| MM CUMUL 17 | Prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving: Dogwood Road: McCabe Road to SR-86 to a primary facility, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: Dogwood Road: McCabe Road to SR-86, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM CUMUL 18 | Prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving: Dogwood Road: SR-86 to Jasper Road to a primary facility, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | cumulative impact to: Dogwood Road: SR-86 to Jasper Road, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |
| MM CUML 19 | Prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving: Jasper Road: Scaroni Road to SR-111 to a 4-lane divided highway (ultimately 6 lanes), (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: Jasper Road: Scaroni Road to SR-111 and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Comply with the establishment of Jasper - Kioke Benefit Area District. Compute project traffic contribution for the ultimate additional 2 lanes. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | _____ | Development Services Department |
| MM CUML 20 | Prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving: Jasper Road: SR-111 to Rockwood Road to a 4-lane divided highway (ultimately 6 lanes), (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: Jasper Road: SR-111 to Rockwood Road, and (4) the project applicant shall pay its fair share | See CUML 19 | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | _____ | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | contribution in the amount determined by the City. | | | | | | | |
| Intersections: | | | | | | | | |
| MM CUML 21 | Prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving the Jasper Road/Scaroni Road intersection by the construction of additional travel lanes (eastbound through, eastbound right, westbound left, westbound through, northbound left, and northbound right), (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: the Jasper Road/Scaroni Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | See CUML 19 | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM CUML 22 | Prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving the SR-111 North/Jasper Road intersection by the construction of additional travel lanes (eastbound through, eastbound right, and westbound through). Note the interim diamond interchange will approach the capacity needs for the "clover leaf" design with buildout of Jasper Corridor projects. (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of | See CUML 19 | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: the SR-111 North/Jasper Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |
| MM CUMUL 23 | As part of the Jasper corridor improvements, prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving the SR-111 South/Jasper Road intersection by the construction of additional travel lanes (eastbound through, westbound through, and northbound left). Note the interim diamond interchange will approach the capacity needs for the "clover leaf" design with buildout of Jasper Corridor projects. (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: the SR-111 South/Jasper Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | See CUMUL 19 | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | | Development Services Department |
| MM CUMUL 24 | As part of the Jasper corridor improvements, prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving the Jasper Road/Rockwood Road intersection by the installation of eastbound/westbound through lanes, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having | See CUMUL 19 | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: Jasper Road/Rockwood Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |
| MM CUMUL 25 | Prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving the Cole Road/Scaroni Road intersection by the construction of additional travel lanes (eastbound through and westbound through). Ultimately this intersection, due to spacing requirements, may have restricted turn movements. As such, the applicant may be required to participate in fair share contributions to establishing a median within Cole Road to eliminate left turns. (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: Cole Road/Scaroni Road intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. And comply with the cost established based on the Northwest Area Assessment Engineer's Report accompanying to Agenda Report dated June 21, 2005. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | | Development Services Department |
| MM CUMUL 26 | Prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving the Cole Road/Yourman Road (Rockwood) intersection by the construction of additional travel lanes (eastbound through, westbound through, and southbound | Compute cost per ADT of project traffic contribution. And comply with the cost established based on the Northwest Area Assessment | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | right), (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: Cole Road/Yourman Road (Rockwood) intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Engineer's Report accompanying to Agenda Report dated June 21, 2005. | | | | | | |
| MM CUMUL 27 | Prior to the issuance of a building permit for any building in the Year 2015 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving the SR-98/SR-111 intersection by the construction of additional travel lanes (eastbound through, westbound through, northbound through and southbound through), (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to: SR-98/SR-111 intersection, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | | Development Services Department |
| Intersections: | | | | | | | | |
| MM CUMUL 28 | Prior to the issuance of a building permit for any building in the Year 2035 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving the off-site all roadways and intersections within the Jasper Road Corridor and meet construction circulation element needs as | Compute cost based on percent of ADT of project traffic contribution per specified applicable Tables. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department - Engineering Division | Prior to issuance of building permit | Development Services Department - Engineering Division | | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | referenced in Tables 5-17, 5-18, 5-19, 5-20, and 5-21, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to all roadway segments and intersections within the Jasper Road Corridor, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |
| MM CUMUL 29 | Prior to the issuance of a building permit for any building in the Year 2035 Plus Total Project (All Phases), (1) the City shall determine the estimated cost of improving the Jasper Road corridor improvements (construction of a "clover-leaf" design to facilitate traffic in this congested area), (2) the City shall establish the project applicant's fair share percentage and dollar amount of such improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the Jasper Road corridor facilities, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | Compute cost based on percent of ADT of project traffic contribution per specified applicable Tables. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |
| MM CUMUL 30 | Prior to the issuance of a building permit for any building in Phase II, (1) the City shall determine the estimated cost of improving roadways associated with the border crossing expansion project, (2) the City shall establish the project applicant's fair share percentage and dollar amount of such | Compute cost per ADT of project traffic contribution. | Plan Checking of Final Map and Improvement Plans with Payment of fee | Development Services Department – Engineering Division | Prior to issuance of building permit | Development Services Department – Engineering Division | _____ | Development Services Department |

| No. | Mitigation Measure | Implementation Action | Monitoring Method | Responsible Monitoring Party | Monitoring Phase | Verification/Approval Party | Mitigation Measure Implemented? (Y/N) & Date | Documentation Location (Monitoring Record) |
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| | improvements, (3) the City shall establish, in conjunction with each other public agency having jurisdiction and responsibility for the affected roadway, if any, an enforceable plan or program for collection of the fair share contributions and implementation of the required improvements at the time said improvements are necessary to mitigate the proposed project's contribution to the cumulative impact to the border crossing facilities, and (4) the project applicant shall pay its fair share contribution in the amount determined by the City. | | | | | | | |

Source: BRG Consulting, Inc. 2008.

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